

0.92 Acres N Kirkwood Road, St. Louis MO, 63122

960 N KIRKWOOD ROAD, ST. LOUIS MO, 63122

- Former Thrifty Car Rental building
- 7,008 SF building on 0.92 acres
- Curb cut on Manchester Road and E. Sarah Ave.
- Directly across the street from Total Access Urgent Care
- 260 ft frontage on N Kirkwood Rd
- Zoned B-3 commercial
- Billboard not part of property



PROFILE: KIRKWOOD, MO



Location

Proximity & Accessibility

- Kirkwood is just 15 miles southwest of downtown St. Louis, offering easy access to major highways (I-44 and I-270).
- Served by the historic Kirkwood Amtrak station and Metro transit, which supports commuter and retail traffic.

Demographics

Affluent & Educated

- Kirkwood is a desirable suburb with a high median household income and homeownership rate, making it attractive for upscale retail, dining, and office developments.
- The area boasts a well-educated population, providing a skilled labor pool for many businesses.

Business Friendly

Stable & Supportive

- **Stable Real Estate Market:** Kirkwood has demonstrated resilience in property values and rental demand, particularly for retail and office space.
- **Zoning Support:** The city actively supports small business development and smart growth, balancing tradition with innovation.

Community

Involved & Vibrant

- Kirkwood's charming and historic downtown is a destination, attracting foot traffic that benefits retail, hospitality, and service-oriented businesses.
- Mixed-use developments thrive here due to strong pedestrian infrastructure and community-centric design.

1.85 Acres N Kirkwood Road, St. Louis MO, 63122

1000 N KIRKWOOD ROAD, ST. LOUIS MO, 63122

- Formerly occupied by Auffenberg Automotive
- 14,260 SF automotive facility on 1.85 acres
- Multiple curb cuts along Manchester Road
- Zoned B-3 R-4
- 300 ft frontage on N Kirkwood Rd



1015-1019 N KIRKWOOD ROAD, ST. LOUIS MO, 63122

- 300 ft frontage on N. Kirkwood Road
- The west side of Kirkwood Road includes 1.90 acres and is zoned B-3 Commercial and R-4 Residential
- A 2,976 sq ft office building is located on this parcel
- Prominent location at the northern entrance into the City of Kirkwood
- A small billboard is located on this property but is not part of the sale
- 19,000 VPD
- Formally occupied by the Auffenberg Automotive Group
- Site offers a rare opportunity to accommodate a mixture of commercial and residential uses
- Multiple curb cut entrances on Manchester, W Sarah and W Maple



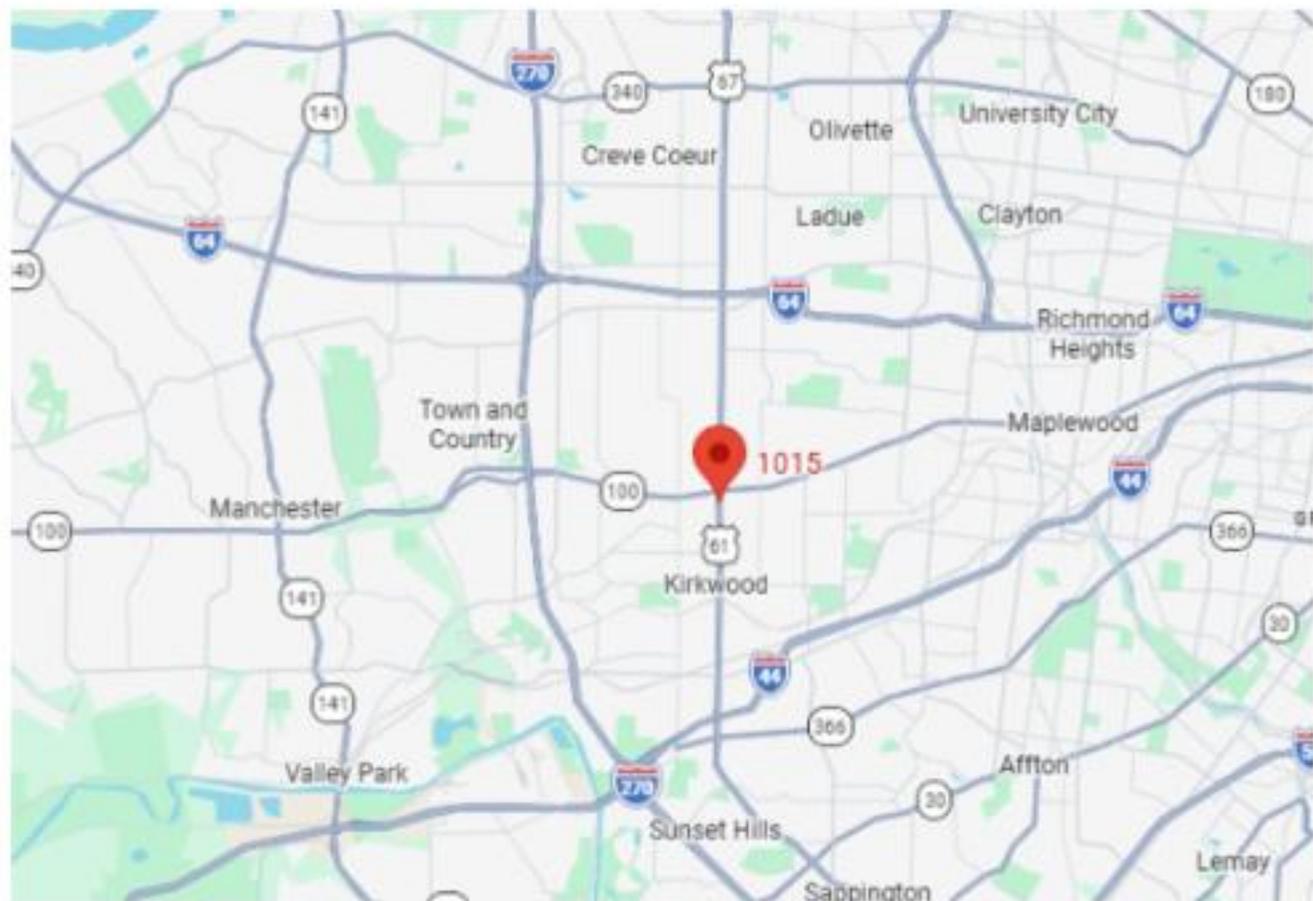
PROPERTY OVERVIEW

- 4.9 Acres for sale off North Kirkwood Road with 19,000 VPD
- Prominent location at the northern entrance to downtown Kirkwood
- Easy access to Manchester Road with 33,000 VPD
- Formerly occupied by Auffenberg Automotive Group
- Site offers rare opportunity to accommodate a multitude of users
- 896 ft of frontage on north Kirkwood Road between three parcels



Call Broker For Pricing

LOCATION



Steve Bahn

Office: 314.849.5858
Cell: 314.503.7601
Steve@bahnrealty.com

Nick Bahn

Office: 314.849.5858
Cell: 314.322.2020
Nick@bahnrealty.com

LOCATION



4.9 Acres N Kirkwood Road, St. Louis MO, 63122



LOU FUSZ
AUTOMOTIVE NETWORK
GREATEST VALUE

ExtraSpace
Storage

Burn Book Store
First Community

Encore

DEAN TEAM

CVS
Pharmacy

Manchester Rd
33,000 VPD

FRESH
THYME
MARKET

AT&T

Sport Clips
LAUNDRY

Mercy

treats

MIDWEST

E Maple Ave

1.9 ACRES

1.8 ACRES

W Sarah Ave

N Kirkwood Rd
19,000 VPD

0.92 ACRES

TOTAL ACCESS
URGENT CARE